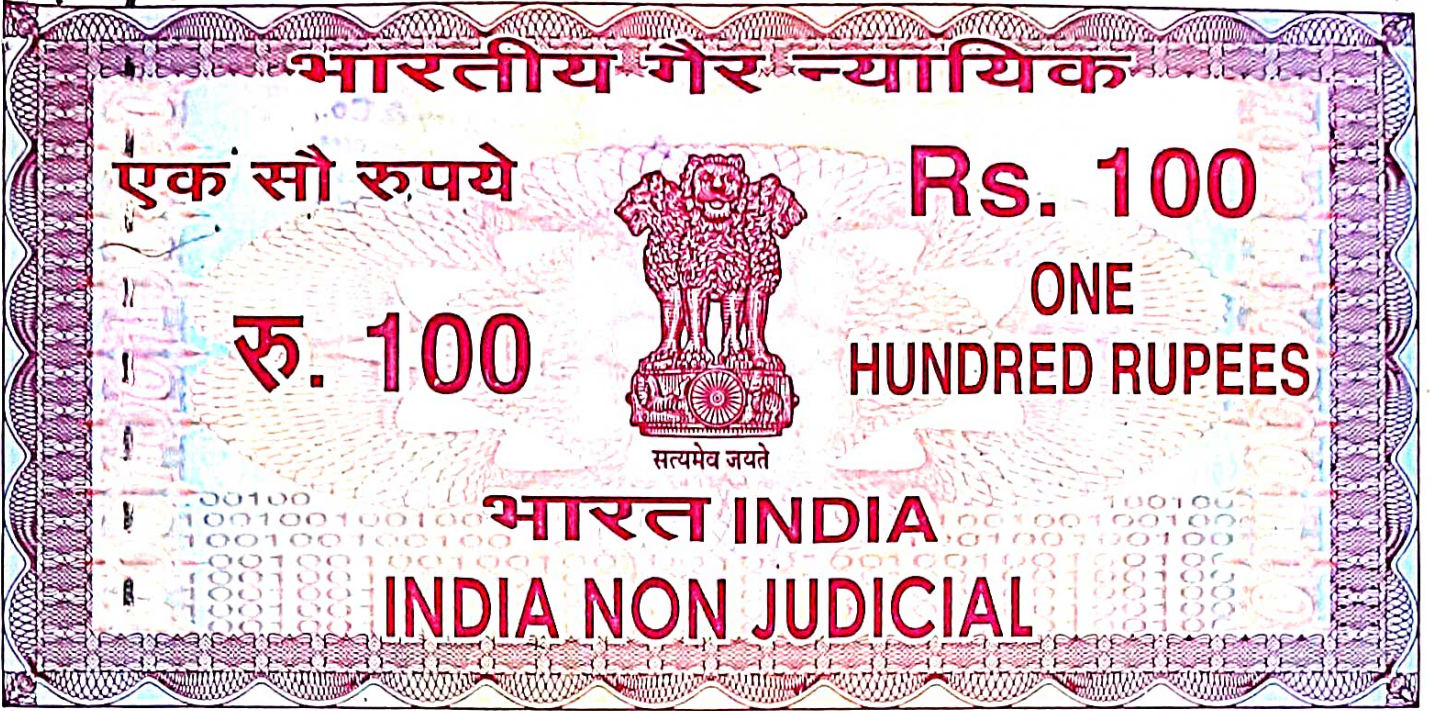


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8-2015

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 571602

Certified that the document is admitted to registration. The Signature Sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document

District Sub-Registrar-III
North 24-Parganas, Barasat

24 FEB 2015

POWER OF ATTORNEY AFTER DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE MAGENTA DISTRIBUTORS PVT LTD., a company within the meaning of Companies Act, 1956

159523

A. K. Chowdhary & Co.
Advocates
10, Old Post Office Street
Room No. 21, 1st Floor, Kol-1

NAME.....
 ADDRESS.....
 Rs.....
 20 FEB 2015
 SUBANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2823, K.S. Hood Road

20 FEB 2015
20 FEB 2015

[Handwritten signature]

664

MACWEL INFOSYSTEMS PVT LTD

[Handwritten signature]

(MAHEWDA ALARWAL)
DIRECTORS



666

MAGENTA DISTRIBUTORS PVT LTD

[Handwritten signature]

DIRECTORS



665

TARUSH MANAGEMENT PVT LTD

[Handwritten signature]

DIRECTORS



District Sub-Registrar-III
North 24 Parganas, Barasat

20 FEB 2015

[Handwritten signature]

MUKESH PATNA.
S/O. PAWAN KR. SHARMA.
Or 8, S Park 70W66 VIP ROAD KOL-55.
P.S. Bagulabi P.O. Bagulabi
Serices.

Sudip Kumar Sil

having its, registered office at 23, N.S. Road, 4th Floor, Police Station- Hare Street, Kolkata-700001 represented by its director Mr. Sudip Kumar Sil, son of ~~Bar Sankar~~ ~~Sil~~ ., by faith-Hindu, by occupation-Business, working for gain at 23, N.S. Road, 4th Floor, Police Station- Hare Street, Kolkata-700001 and **TARUSH MANAGEMENT PVT LTD(PAN.A.A.B.C.T.73826)**, a company within the meaning of Companies Act, 1956 having its registered office at 23A Netaji Subhas Road, Room No 12A, Second Floor, Police Station- Hare Street, Kolkata 700001 represented by its director Mrs Priyanka Agarwala, by faith-Hindu, by occupation-Business, working for gain at 23A Netaji Subhas Road Room No 12A, Second Floor, Kolkata 700001 (hereinafter jointly referred to as "the PRINCIPALS") SEND GREETINGS:

WHEREAS we are the owners of Property" being ALL THAT piece or parcel of land measuring about 468 Decimals be a little or more or less lying and situate at various Dag Nos., Mouza- Dugdia, J.L.No.163, Police Station- Barasat(old), Sashan (new), District-North 24 Parganas., hereinafter referred to as "the said Property".

AND WHEREAS by an Agreement entered on this day being No 2118..... for the year 2015..... (hereinafter referred to as "the **said Development Agreement**") by and between the Principals herein **MACWEL INFOSYSTEMS PVT LTD** a company within the meaning of the companies act 1956 having its registered office at 23A, N. S. Road, 3rd floor, Fortuna Tower, room no. 3, Kolkata 700001, as developer therein (and hereinafter also referred to as "the **Developer**"), the Principals have appointed the Developer to develop the Schedule Property (hereinafter referred to as "the **Project**") and the commercial exploitation of the Constructed spaces in the Project as defined and described therein on the terms and conditions therein contained.

AND WHEREAS as so agreed under the Development Agreement, the Principals are executing this Power of Attorney in favour of **MACWEL INFOSYSTEMS PVT LTD** for the purposes concerning the said Property as hereinafter contained:

NOW KNOW YE BY THESE PRESENTS, We, the Principals, abovenamed **MAGENTA DISTRIBUTORS PVT LTD, TARUSH MANAGEMENT PVT LTD** , hereby jointly and/or severally do hereby nominate constitute and appoint **MACWEL INFOSYSTEMS PVT LTD** as our true and lawful attorney to do execute exercise and perform all or any of the following acts deeds and things concerning the said Project, i.e. to say:-

1. To have the soil of the said Property tested, to appoint and depute architects, engineers etc. for preparation of plan for construction of new building at the said Property.



District Sub-Registrar-III
North 24-Parganas, Barasat

20 FEB 2015

2. To take all the permissions, approvals, sanctions for amalgamation of the said Property and to amalgamate the Schedule property together with any other adjacent property in the records of the Concerned Authority.
3. To obtain necessary permissions approvals and sanctions from the concerned authorities in connection with the sanction of plan for construction of the said Project, obtaining Lift License, permission for installation of generator, for obtaining sewerage connection, water supply, electricity supply and/or for modification and changes of the plan and for obtaining the completion and occupancy certificates and to appear before, pursue and follow up the matter with the Corporation, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer) by Promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, and other concerned authorities.
4. To apply for quota and to obtain the same relating to cement, bricks, building materials etc. from any person whomsoever for the construction of new building(s) at the said Property.
5. To apply for and obtain all utilities and facilities in the new building/s at the said Property.
6. For or all any of the purposes aforesaid to sign execute and deliver all papers, plans, documents, etc. as our said attorney may deem fit and proper.
7. To sign, verify, draw, draft and prepare any type of application, paper, document, letter, and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control, use, occupation and enjoyment of the said Property on our behalf as effectually as it could be done personally.
8. To advertise in the newspapers for the transfer of residential flats and other spaces in the Project for the Entire Allocation.



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District Sub-Registrar-III
North 24-Parganas, Barasat

20 FEB 2015

- 9.** To sign execute register and deliver for in the name and on behalf of the Principals necessary agreements agreeing to and/or confirming transfer/assignment/sale of the constructed spaces or share of land in the land comprised in the said Property attributable to and as a property appurtenant to the Constructed spaces in the said Project and to receive all consideration in respect thereof.
- 10.** To present for registration, with the registering authority the agreement, sale deed, conveyance deed, mortgage deed, security documents executed by the said attorney in respect of the Constructed spaces in the said Project by virtue of the powers hereby confer and to admit the execution and to register, convey thereof before any Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said attorneys by virtue of the powers hereby conferred as if the principals are present personally to admit the execution and registration thereof.
- 11.** To sign transfer forms, documents and writing for mutating the property in the names of the Principals in the records of the Concerned Authority, or other public authorities and to do all other acts in connection therewith.

AND GENERALLY to do exercise, execute and perform all necessary acts, deed or deeds, matters or things for exercising the powers and authorities hereby conferred on the said attorney as fully and effectually as it could have been done personally by the Principals.

AND it is hereby agreed and undertaken that we shall ratify and confirm all and whatsoever our said attorney, under the powers hereinbefore contained, shall lawfully do execute or perform in exercise of the powers and authorities hereby conferred upon, under and by virtue of this instrument.



District Sub-Registrar-III
North 24-Parganas, Barasat

20 FEB 2015

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring about 468 Decimals be a little or more or less lying and situate at various Dag Nos., Mouza- Dughdia, J.L.No.163, Police Station- Barasat(old), Sashan (new), District-North 24 Parganas.

Dg RS/LR	Mouza	Khatian RS / LR	Area
127	Dughdhia	5	8 Decimal
131	Dughdhia	760(121.154,17,96)	26 Decimal
102	Dughdhia	760(89,43,383,367,338,229,234,60)	88 Decimal
134	Dughdhia	697(336,338,383,367,385)	19 Decimal
135	Dughdhia	760 (18,190 and 196)	21 Decimal
161	Dughdhia	697 (336,338,383,367,385)	3 Decimal
137	Dughdhia	697 (124)	24 Decimal
165	Dughdhia	32	11 Decimal
166	Dughdhia	760(298,455,456,457,458,459)	14 Decimal
178	Dughdhia	760 (5)	14 Decimal
177	Dughdhia	760 (5)	13 Decimal
176	Dughdhia	760 (359,590)	13 Decimal
175	Dughdhia	760 (5)	13 Decimal
174	Dughdhia	760 (5)	12 Decimal
172	Dughdhia	489,490,5,43,530,89	22 Decimal
162	Dughdhia	393	3 Decimal
139	Dughdhia	393	13 Decimal
118	Dughdhia	102	4 Decimal
125	Dughdhia	393	9 Decimal
128	Dughdhia	102, 399	3 Decimal
133	Dughdhia	364,405,276,358,362	18 Decimal
170	Dughdhia	102,399	12 Decimal
173	Dughdhia	133,160	27 Decimal
179	Dughdhia	601,631,604,7	31 Decimal
163	Dughdhia	23	9 Decimal
164	Dughdhia	5	9 Decimal
167	Dughdhia	393	4 Decimal
160	Dughdhia	327, 156/1-	25 Decimal
		TOTAL	468 DECIMALS



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District Sub-Registrar-III
North 24-Parganas, Barasat

20 FEB 2015

IN WITNESSES WHEREOF the Parties have executed this Power of Attorney on this the ~~20th~~ day of February Two Thousand and Fourteen ..

SIGNED, SEALED AND DELIVERED

In the presence of :

1. MUKESH PATNIA -
G-8, Space Tower,
VIP Road,
KOL- 59.
2. JARAK DAS
10, Old Postoffice St.
KOL-1

MAGENTA DISTRIBUTORS PVT LTD

Sudip Kumar *DS*
DIRECTORS

TARUSH MANAGMENT PVT LTD

Priyanka Agarwal
DIRECTORS

SIGNED, SEALED AND ACCEPTED

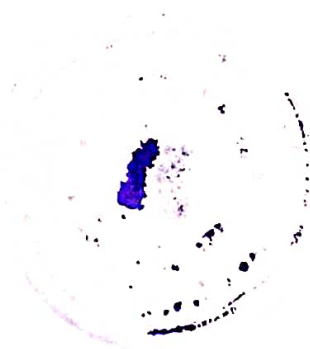
In the presence of :

1. MUKESH PATNIA-

MACWEL INFOSYSTEMS PVT LTD

M
DIRECTORS
(MAHENDRA AGARWAL)

2. JARAK DAS ..
















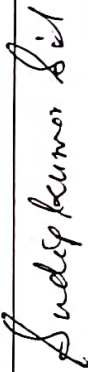




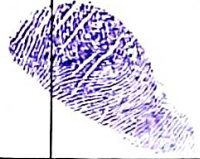
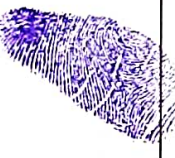





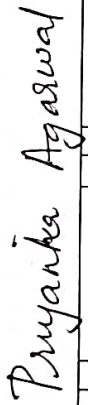










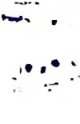









Drafted by
M. Sarkar.
Advocate
High Court, Calcutta
WB/ 326/2010



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District Sub-Registrar-III
North 24-Parganas, Barasat

20 FEB 2015

SPECIMEN FORM FOR TEN FINGERS PRINT

		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
PHOTO		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				



✓
District Sub-Registrar-III
North 24-Parganas, Barasat

20 FEB 2015



Government Of West Bengal
Office Of the D.S.R. - III NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 02131 of 2015
(Serial No. 02206 of 2015 and Query No. 1525L000004668 of 2015)

On 20/02/2015

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 20.20 hrs on :20/02/2015, at the Private residence by Mr. Mahendra Agarwal ,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 20/02/2015 by

1. Priyanka Agarwal
Director, Magneta Distributors Pvt. Ltd., 23 A Netaji Subhas Road, Room No. 12 A, Second Floor, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business
2. Sudip Kumar Sil
Director, Magenta Distributors Pvt. Ltd., 23, N. S. Road, 4th Floor, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Cultivation
3. Mr. Mahendra Agarwal
Director, Macwel Infosystems Pvt. Ltd., 23 A, N. S. Road, 3rd Floor, Fortuna Tower, Room No. 3, Kol-700001, District:-North 24-Parganas, WEST BENGAL, India.
, By Profession : Business
Identified By Mukesh Patnia, son of Pawan Kr. Sharma, U. P. Road. Kol- 59, Ps- Baguati, P.O. :-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Service.

(Suman Basu)
District Sub-Registrar III North 24 Pgs

On 23/02/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-5,75,97,015/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as: Impressive Rs.- 100/-

(Suman Basu)
District Sub-Registrar III North 24 Pgs

On 24/02/2015

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4, 48(g) of Indian Stamp Act 1899.

(Suman Basu) III
District Sub-Registrar III North 24 Pgs at
North 24 Parganas
Endorsement Page 1 of 2





Government Of West Bengal
Office Of the D.S.R. - III NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 02131 of 2015
(Serial No. 02206 of 2015 and Query No. 1525L000004668 of 2015)

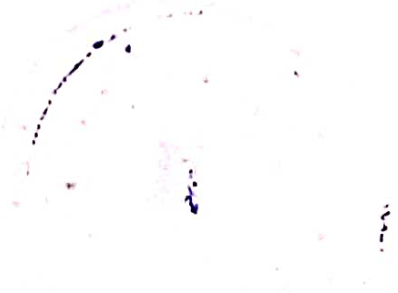
Payment of Fees:

Amount By Cash

Rs. 46.00/-, on 24/02/2015

(Under Article : ,E = 14/- ,H = 28/- ,M(b) = 4/- on 24/02/2015)

(Suman Basu)
District Sub-Registrar III North 24 Pgs



(Suman Basu)
District Sub-Registrar -III
North 24 Parganas
EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 3157 to 3167
being No 02131 for the year 2015.



(Suman Basu) 27-February-2015
District Sub-Registrar III North 24 Pgs
Office of the D.S.R. - III NORTH 24-PARGANAS
West Bengal